

# CITY OF SUNNYVALE

## HOUSING FOR PUBLIC SCHOOL EMPLOYEES, CITY EMPLOYEES AND CHILD CARE TEACHERS PROGRAM (HPCC)



### DOWNPAYMENT ASSISTANCE

### GUIDELINES

*Prospective buyers are encouraged to submit an application for the Program and follow applicable procedures before entering into a Purchase Agreement and before applying for a primary loan.*

The City of Sunnyvale is pleased to offer a new Down Payment Assistance Program to assist qualified public school employees, City employees and child care teachers with the purchase of a home. Buyers can purchase single-family homes, condominiums or townhomes located in Sunnyvale, Cupertino, Santa Clara, San Jose, Saratoga, Los Altos, and Mountain View.

- Maximum loan \$50,000 to be repaid in 30 years.
- Borrower must be a permanent, full-time employee either employed by: **1)** A school district serving Sunnyvale **and** assigned to a school where the majority of students are residents of Sunnyvale (See listing of schools), or **2)** the City of Sunnyvale, or **3)** A qualified child care provider working at a State-licensed childcare center located within the City of Sunnyvale or childcare center for school-aged children operated by a school district within the City of Sunnyvale **and** qualified to teach under State Title 22 requirements.
- Employee must have completed all probationary periods.
- Households with incomes at or below 120% of median income are eligible for loans.

2002 Median Income for a family of 4: \$96,000 (updated annually)

#### 120% of Median

<u>Household Size</u>	<u>Maximum Income Limits</u>
1	80,650
2	92,150
3	103,700
4	115,200
5	124,400

- Borrower(s) may not have owned a primary residence in Santa Clara County during the last three years
- Borrower(s) must be able to contribute 3% of the purchase price.
- 5.5% Loan Interest rate with no monthly payments during the first five years.
- Any residence must be owner-occupied
- Prospective homebuyers must attend a first-time homebuyer workshop (4 hours) to participate in the Program
- Equity Share Provision: Is based upon the ratio of the City loan to the original purchase price and the number of years of ownership. The Equity Share is fixed during the first five years, gradually decreasing during years 6-10, and zeroes out in year eleven.